

# 45

## Elderberry Crescent, Higham Ferrers Northamptonshire, NN10 8FF



Offers in Excess of:  
**£180,000**

Freehold



- ❖ 2 double bedrooms
- ❖ Bathroom with shower over
- ❖ Living room
- ❖ Kitchen/diner with modern fittings
- ❖ WC
- ❖ Garden
- ❖ Off road parking for two cars
- ❖ Double glazing and gas heating

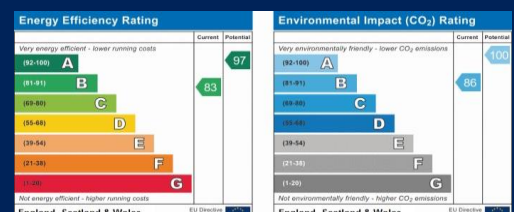
A nearly new, only eight months old! End townhouse, built by Linden Homes and benefitting from a high scoring energy efficiency and all the mod cons. One of the advantages of such a new property is that all the fittings are still in warranty and fashionable. The gardens are easterly facing and enclosed, and there are two parking spaces directly in front of the house. With double glazing, gas radiator central heating and clever interior design, this is a house that needs to be seen!

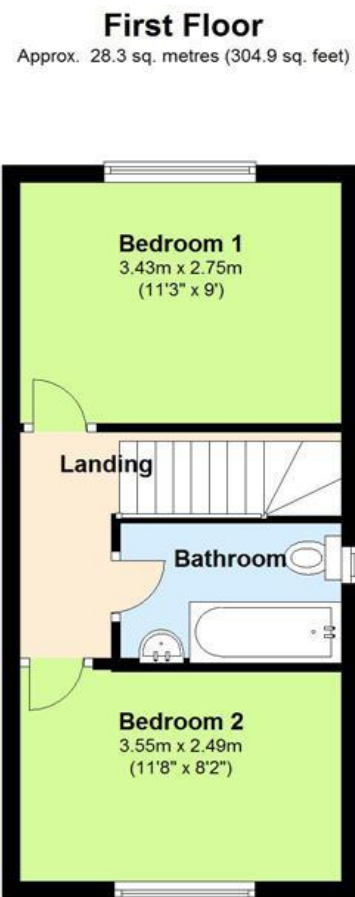
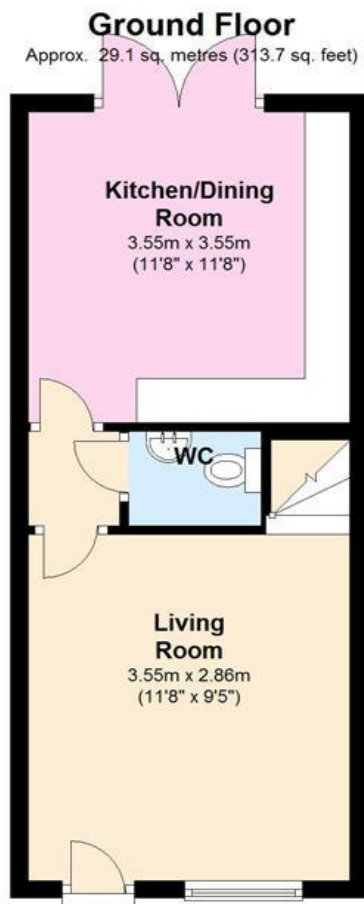
### Locality

The market town of Higham Ferrers contains many fine old buildings grouped around the impressive Market Square representing part of the conservation area. Higham is a town with many historical references that start in 1251, with various charters through the ages. Today the Higham Ferrers is a vibrant community and very much in demand as the place to live given the quality of life afforded and the facilities on hand.

Viewing strictly by appointment on 01933 313600

**CHARLES  
ORLEBAR**





**Total area: approx. 57.5 sq. metres (618.7 sq. feet)**

Our floorplans are for visual perspective only and are not to scale. They should not be relied upon for exact rendition of the interior layout and proportion. Wall thickness, door hangs, converging walls and chimney stacks may not be shown.  
Plan produced using The Mobile Agent.



**LOCATION, SITE AND FLOOR PLANS AND ANY PHOTOGRAPHS** Are provided for initial visual guidance only and are not to scale and may omit features that would effect your decision. Please ring and discuss any queries you may have.

**MONEY LAUNDERING REGULATIONS 2003** With the introduction of this on 1st March 2004, it will be necessary for any intending purchaser to provide the following verification as to identify:

- If an individual: The original of a full passport and a full driving licence.
- If a quoted company: The original or a certified copy of incorporation.
- If a UK private company: A Companies Registration Office Search will be necessary (at the cost of the purchaser) together with individual identification of at least two of the directors or major shareholders.

**MEASUREMENTS** The measurements in these details are given as a guide only and should not be relied upon beyond their means as a general rule of thumb.

**PARTICULARS** Charles Orlebar Estate Agents Ltd for themselves and for the Vendors give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract.

**APPLIANCES** The appliances in the property have not been tested by us. The purchaser should make his own investigations prior to exchange of contracts.



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